133.0	0009	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,238,400 / 1,238,400
					USE VALUE:	1,238,400 / 1,238,400
					ASSESSED:	1,238,400 / 1,238,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APTAKER DAVID--ETAL
Owner 2:	REISNER SHERRY N
Owner 3:	
Street 1:	67 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,698 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 2638 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9698.000	592,900	5,700	639,800	1,238,400
Total Card	0.223	592,900	5,700	639,800	1,238,400
Total Parcel	0.223	592,900	5,700	639,800	1,238,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.45 | /Parcel: 469.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86007

GIS Ref

GIS Ref

Insp Date 05/19/18

Parcel ID 133.0-0009-0005.0 !10421!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	592,900	5700	9,698.	639,800	1,238,400	1,238,400	Year End Roll	12/18/2019
2019	101	FV	439,400	5800	9,698.	675,400	1,120,600	1,120,600	Year End Roll	1/3/2019
2018	101	FV	439,400	5800	9,698.	497,700	942,900	942,900	Year End Roll	12/20/2017
2017	101	FV	439,400	5800	9,698.	476,300	921,500	921,500	Year End Roll	1/3/2017
2016	101	FV	439,400	5800	9,698.	440,800	886,000	886,000	Year End	1/4/2016
2015	101	FV	428,300	5800	9,698.	369,700	803,800	803,800	Year End Roll	12/11/2014
2014	101	FV	428,300	5800	9,698.	361,200	795,300	795,300	Year End Roll	12/16/2013
2013	101	FV	428,300	5800	9,698.	344,100	778,200	778,200		12/13/2012

PRINT

Date	Time
12/11/20	00:43:33

LAST REV

Date	Time
03/27/19	09:39:52
danam	
10421	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONHEISER MADEL	22282-74		8/18/1992		282,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2018	1745	Redo Bat	26,500	C				
7/12/2011	690	Redo Kit	60,378					
8/30/2010	1062	New Wind	23,800					
10/7/2009	954	Re-Roof	19,731					
2/20/2007	105	Redo Bat	31,409			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
4/4/2012	Info Fm Prmt	BR	B Rossignol
11/17/2008	Meas/Inspect	345	PATRIOT
12/2/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86007
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9698		Sq. Ft.	Site		0	90.	0.73	10									639,847						639,800	

Total AC/HA: 0.22264 | Total SF/SM: 9698 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 639,847 | Spl Credit | Total: 639,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04802871
Const Adj.:	0.99841499
Adj $ / SQ:	130.796
Other Features:	90550
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664725
Depreciation:	71790
Depreciated Total:	592935

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

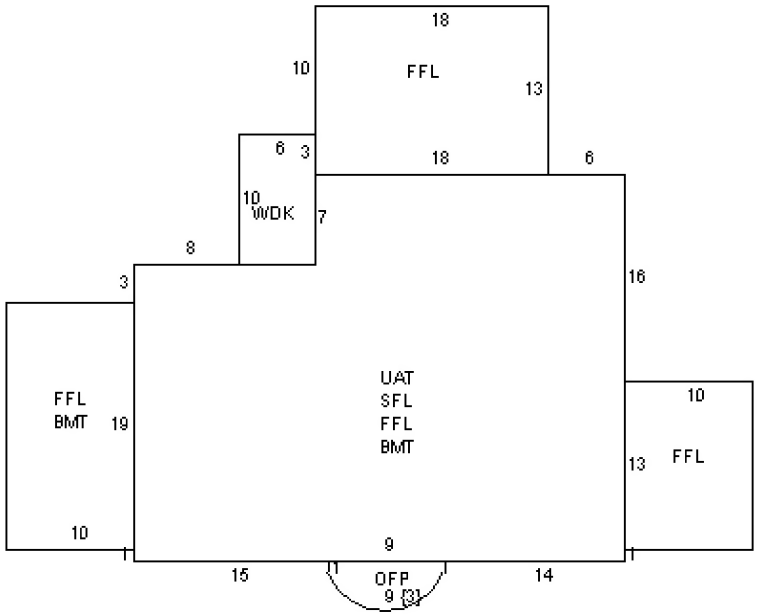
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.96
Special Features:	0	Val/Su Net:	140.50
Final Total:	592900	Val/Su SzAd	224.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,596	130.800	208,750
BMT	Basement	1,232	39.240	48,342
SFL	Second Floor	1,042	130.800	136,289
UAT	Upper Attic	261	52.320	13,629
WDK	Deck	60	15.970	958
OFP	Open Porch	29	43.930	1,274

Net Sketched Area:	4,220			Total:	409,242
Size Ad	2638	Gross Are	5001	FinArea	2638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1950	20.95	T	40	101			5,300			5,300
19	Patio	D	Y	1	150	A	AV	1970	4.75	T	39.2	101			400			400

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700